

**BASELINE ENVIRONMENTAL ASSESSMENT  
CONDUCTED PURSUANT TO SECTION 20126(1)(C)  
OF 1994 PA 451, PART 201, AS AMENDED  
FOR  
4808 CASS AVENUE  
DETROIT, MICHIGAN 48201**

*Prepared on behalf of*

**URB CAM COM/WSU I, LLC  
38525 WOODWARD AVENUE  
BLOOMFIELD HILLS, MICHIGAN 48304**

**AKT Peerless Project No. 5923d2-1-26**

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**BASELINE ENVIRONMENTAL ASSESSMENT  
CONDUCTED PURSUANT TO SECTION 20126(1)(C)  
OF 1994, PA 451, PART 201, AS AMENDED  
AND THE RULES PROMULGATED THEREUNDER  
AT**

**4808 CASS AVENUE  
DETROIT, MICHIGAN 48201**

**PROJECT NO. 5923D1-1-26**

**1.0 IDENTIFICATION OF AUTHOR AND DATE OF BEA COMPLETION**

UrbCamCom / WSU I, LLC (the Client) retained AKT Peerless Environmental Services (AKT Peerless) through the Detroit/Wayne County Port Authority (DWCPA), to conduct a Baseline Environmental Assessment (BEA). This BEA was conducted on the property located at 4808 Cass Avenue (a.k.a. 4808 through 4820 Cass Avenue). The property is situated on the eastern side of Cass Avenue, north of Hancock Street in Detroit, Wayne County, Michigan (subject property).

AKT Peerless' scope of work was based on (1) Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 Public Act (PA) 451, as amended (Part 201), and (2) Michigan Department of Environmental Quality (MDEQ) *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analysis*, dated March 11, 1999. This BEA was conducted on September 10, 2008 and completed on September 15, 2008, by Mr. Timothy McGahey and Ms. Deanna Hutsell of AKT Peerless.

## **2.0     INTRODUCTION**

The subject property is located at 4808 Cass Avenue, east of Cass Avenue and north of Hancock Street in Detroit, Wayne County, Michigan. The subject property consists of an irregular-shaped parcel that totals approximately 0.37-acres of land. See Appendix C for the legal description of the subject property. See Figure 1 for a topographic site map of the subject property. See Figure 2 for the site map with sample and geophysical anomaly locations.

The BEA was prepared (1) to provide an independent, professional evaluation and opinion regarding existing environmental conditions associated with the subject property at the time of purchase, and (2) to maintain a liability exemption for cleanup of existing contamination at the subject property.

### **2.1     CATEGORY SELECTION**

The owner plans to improve the subject property with a 167,155 square foot, seven-story, structure along Cass Avenue. The structure is planned to contain retail stores on the ground floor and residential housing units on the second through seventh floors. In addition, a 52-space paved parking lot and associated landscaping areas are planned. The owners do not intend to use, manage, or store significant quantities of hazardous substances at the subject property. Refer to Appendix F for conceptual renderings of the proposed development plan.

According to the MDEQ's *Instructions for Preparing and Disclosing Baseline Environmental Assessments*, a property "at which there will be no significant hazardous substance use," is classified as Category N. Therefore, on behalf of UrbCamCom / WSU I, LLC, AKT Peerless has prepared a Category N BEA.

### **2.2     SITE HISTORY**

The following table summarizes the general development and use of the subject property, as identified by AKT Peerless.

Time Period	Improvements	Use	Owner / Occupant	Data Sources
Late 1880s to 1919	The subject property contained residential property.	Residential	Various residential tenants	Municipal records City directories Sanborn Maps
1919 to the early 1920s	The southern most residential structure has been demolished and a rooming house with a store has been constructed.	Residential and Commercial	Various commercial and residential tenants	Municipal records City directories Sanborn Maps
1921 to the late 1920s	A commercial garage has been constructed on the subject property (124-126 West Hancock Street).	Residential, laundry, automotive repair	Gernsey Rebuilt Tires and Accessories Co., Ripley Burt J. Auto Supplies, Parcel E.H. Autos, Yee Fan Laundry, Gordon Motor Sales, Dawson's Lynn Garage, and various residential tenants	Municipal records City directories Sanborn Maps
Late 1920s to the mid 1930s	The southern dwelling has been demolished and a gasoline filling station with automotive repair and a restaurant has been constructed. The northern residential structure (4818-4820 Cass Avenue) has added a store addition to the western end and converted the residential into office space.	Residential, commercial, gasoline station, automotive repair	White Tower System Restaurant, Randy Morris Phys., Goulden & Ladue Gasoline Station	Municipal records City directories Sanborn Maps
Mid 1930s to the late 1950s	The central residential structure (4814 Cass Avenue) was demolished.	Commercial, gasoline station, automotive repair	Spanish Tavern Restaurant, Gamma Phi Delta Frat., Woods Albert M. Auto Repair, Hancock Super Serv. Ice and Filling Station, Albert Fred Parking Lot, Springhorn Benj R. Restaurant, Wayne State College Engineering, Dee & Dee Co., various residential tenants, George's Gasoline Station, C&H Service, Millers Cafeteria, White Tower Restaurant	Municipal records City directories Sanborn Maps Aerial Photographs
Late 1950s to late 1980s	The store and residential structure and the gasoline filling station and automotive repair shop have been demolished. The restaurant attached to the former gasoline filling station remains. The vacant land has been converted into a parking lot.	Commercial and parking	White Twr Restaurant, Far East Inn, Pete's Coney Island, Adams Parking Grnd	Municipal records City directories Sanborn Maps Aerial Photographs

Time Period	Improvements	Use	Owner / Occupant	Data Sources
1988 to current	The remaining restaurant has been demolished and the entire subject property is used as a parking lot.	Parking	None	Municipal records City directories Sanborn Maps Aerial Photographs Site Reconnaissance

See Figure 2 for the site map with sample and geophysical survey locations. Refer to Appendix A for a copy of AKT Peerless' July 2008 Phase I ESA Report.

## 2.3 SUMMARY OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS

The following sections summarize previous environmental activities conducted at the subject property.

### 2.3.1 AKT Peerless' July 2008 Phase I ESA

On July 30, 2008, AKT Peerless completed a Phase I ESA of the subject property on behalf of UrbCamCom/WSU I, LLC. The purpose of AKT Peerless' ESA was to provide an independent, professional opinion of the *recognized environmental conditions* (RECs) or *historical recognized environmental conditions* (HRECs) associated with the subject property, if any. The RECs identified by AKT Peerless are summarized below.

- An automotive supply/repair shop with a 1,000-gallon gasoline underground storage tank (UST) was located on the subject property from at least the early 1920s, until the late 1920s, when a gasoline filling station and automotive repair garage were constructed. The filling station and the repair garage remained on the subject property until they were demolished in the late 1950s. According to historical records, this filling station and automotive repair garage contained five 1,000-gallon gasoline USTs, a 100-gallon kerosene UST, and a 100-gallon alcohol UST. Records indicated that these USTs were filled with either water or sand in the 1950s; however, there were no removal records for these USTs. In addition, AKT Peerless observed a suspicious manhole on the southeastern portion of the subject property. It is AKT Peerless' opinion that a potential exists for the subject property's soil and groundwater to have been adversely affected by historical use of the subject property. In addition, the potential exists for abandoned USTs to remain on the subject property.
- A laundry facility was located on the subject property (4814 Cass Avenue) in the mid-1920s. It is AKT Peerless' opinion that a potential exists for the subject property's soil and groundwater to have been adversely affected by this former laundry facility.

Refer to Figure 2 for locations of the RECs identified in the Phase I ESA. A copy of AKT Peerless' July 2008 Phase I ESA Report is included in Appendix A.

### **2.3.2 AKT Peerless' October 2008 Phase II ESA**

On September 19, 2008, AKT Peerless completed a Phase II ESA of the subject property on behalf of UrbCamCom / WSU I, LLC. The purpose of AKT Peerless' subsurface investigation was to evaluate the RECs identified during the Phase I ESA, and to gain a better understanding of the environmental condition of the subject property. The following subsections provide a summary of the activities conducted during AKT Peerless' Phase II ESA.

#### **Geophysical Survey**

AKT Peerless retained Geophysical Imaging, Inc. (GII) to conduct a geophysical survey of the subject property. The purpose of the geophysical survey was to evaluate whether abandoned USTs are present beneath the subject property. On August 23, 2008, GII conducted an electromagnetic induction (EM) and ground penetrating radar (GPR) survey at the subject property.

The EM survey identified two strong positive EM in-phase ('metal') anomalies located at the southern portion of the subject property (refer to Figure 2). Four targeted GPR linescans (Linescans A, B, C, and D) were performed in the anomaly areas. Cylindrical-shaped steel objects were not identified on the GPR scans. However, it is not uncommon for some large metal objects to be undetectable to GPR when highly conductive backfill materials are present over the target. Based on the EM and GPR data, these anomaly areas were interpreted to represent possible USTs.

The EM survey also identified three strong negative EM 'metal' anomalies located at the southwestern portion of the subject property. Two targeted GPR linescans (Linescans B and E) were performed in these anomaly areas. Based on the EM and GPR data, these anomaly areas were interpreted to represent possible rebar concrete/shallow buried pipes. Other strong EM 'metal' anomalies identified during the survey were most likely associated with the known



aboveground interference, such as a parked car, a parking booth, a fence, a dumpster, and buildings, etc.

### Soil Borings

During the investigation, AKT Peerless drilled 12 soil borings and submitted soil samples for laboratory analysis. Samples were submitted for select laboratory analysis including volatile organic compounds (VOCs) by USEPA Method 8060B/5035, polynuclear aromatic hydrocarbons (PNAs) by USEPA Method 8270C, and cadmium, chromium, and lead by USEPA Method 6020/7471A.

### Analytical Results

Laboratory analytical results indicated that concentrations of benzene, ethylbenzene, n-butylbenzene, n-propylbenzene, xylenes, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,2,5-trimethylbenzene, naphthalene, cadmium, and lead were detected in soil samples above MDEQ Generic Residential Cleanup Criteria (GRCC). The following table summarizes the soil boring locations, the analytes detected, and their respective exceeded MDEQ GRCC.

Soil Boring Location & Depth	Parameter	DWP	GSIP	GWPC	SVIIC	VSIC	PSIC	SDC
SB-1 (8-10)	Naphthalene	-	☑	-	-	-	-	-
SB-4 (3-5)	n-Butylbenzene	☑	-	-	-	-	-	-
	Ethylbenzene	☑	☑	-	-	-	-	-
	Naphthalene	-	☑	-	-	-	-	-
	n-Propylbenzene	☑	-	-	-	-	-	-
	1,2,3-Trimethylbenze	☑	☑	-	-	-	-	-
	1,2,4-Trimethylbenze	☑	☑	-	-	-	-	-
	1,2,5-Trimethylbenze	☑	☑	-	-	-	-	-
	Xylenes	-	☑	-	-	-	-	-
SB-4 (8-10)	Benzene	☑	-	-	-	-	-	-
SB-5 (5-7)	Benzene	☑	-	-	-	-	-	-
	Ethylbenzene	-	☑	-	-	-	-	-
	Naphthalene	-	☑	-	-	-	-	-
	1,2,3-Trimethylbenze	☑	☑	-	-	-	-	-

Soil Boring Location & Depth	Parameter	DWP	GSIP	GWPC	SVIIC	VSIC	PSIC	SDC
	1,2,4-Trimethylbenze	☑	☑	-	-	-	-	-
	1,2,5-Trimethylbenze	☑	☑	-	-	-	-	-
	Xylenes	☑	☑	-	-	-	-	-
	Lead	-	-	-	-	-	-	☑
	Lead	☑	-	-	-	-	-	☑
SB-10 (4-5)	Cadmium	☑	-	-	-	-	-	-

Note: Drinking Water Protection Criteria (DWP), Groundwater / Surface Water Interface Protection Criteria (GSIP), Groundwater Contact Protection Criteria (GWPC), Soil Volatilization to Indoor Air Inhalation Criteria (SVIIC), Infinite Source Volatile Soil Inhalation Criteria (VSIC), Particulate Soil Inhalation Criteria (PSIC), and Soil Direct Contact Criteria (SDC)

Groundwater was not encountered during the subsurface investigation at the subject property.

Refer to Table 1 for a summary of soil analytical results.

### Conclusions and Recommendations

Two anomalies were identified in the proximity of the former filling station and could be associated with possible abandoned USTs. In addition, laboratory analytical results indicate that concentrations of benzene, ethylbenzene, n-butylbenzene, n-propylbenzene, xylenes, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,2,5-trimethylbenzene, naphthalene, cadmium, and lead were detected above MDEQ Part 201 GRCC in soil samples collected at the property. Therefore, the subject property meets the definition of a “facility”, as defined in Part 201.

Because the subject property meets the definition of a “facility”, AKT Peerless recommended that UrbCamCom / WSU I, LLC complete a BEA and Section 20107a Compliance Analysis. AKT Peerless also recommended the advancement of test pit excavations to further investigate the anomalies detected at the subject property.

Refer to Appendix B for a copy of AKT Peerless’ September 2008 Phase II ESA Report.

### **3.0 PROPERTY DESCRIPTIONS AND INTENDED HAZARDOUS SUBSTANCE USE**

Presented in the sections below are (1) the property description, (2) a summary of intended land use, and (3) intended hazardous substance use activities. See Figure 1 for a topographic site map, and Figure 2 for the site map with soil boring and anomaly locations.

#### **3.1 PROPERTY DESCRIPTION**

The subject property is located at 4808 Cass Avenue, east of Cass Avenue and north of Hancock Street, Wayne County, Michigan. The subject property consists of a rectangular-shaped parcel that totals approximately 0.37-acres of land (Ward Item Number 02/002122-4). The subject property is currently an asphalt paved parking lot. The subject property is located in an area of Detroit that is characterized by educational, commercial, and residential properties. The subject property is zoned B4 (General Business District). See Figure 1 for a topographic site map of the subject property. See Figure 2 for the site map with sample and anomaly locations. See Appendix C for a legal description.

#### **3.2 INTENDED LAND USE**

The owner plans to improve the subject property with a 167,155 square foot, seven-story, structure along Cass Avenue. The structure is planned to contain retail stores on the ground floor and residential housing units on the second through seventh floors. In addition, a 52-space paved parking lot and associated landscaping areas are planned. The owners do not intend to use, manage, or store significant quantities of hazardous substances at the subject property. Refer to Appendix F for conceptual renderings of the proposed development plan.

#### **3.3 INTENDED HAZARDOUS SUBSTANCE USE**

The intended future use of the subject property at this time by the Client is for mixed-use retail and housing. No known use or storage of hazardous materials is planned. This will be the basis of establishing a new release from an existing contamination.

#### **4.0 KNOWN CONTAMINATION**

The following sections present (1) known hazardous substances at the facility, (2) the criteria for defining the subject property as a facility, and (3) identification of the general locations of contamination.

#### **4.1 HAZARDOUS SUBSTANCES AT THE FACILITY**

Based on the analytical results from the environmental subsurface investigation conducted at the subject property, the following hazardous substances were detected above the laboratory method detection limits in samples collected from the subject property:

<b>Hazardous Substance</b>	<b>CAS #</b>	<b>Hazardous Substance</b>	<b>CAS #</b>
Benzene	71432	Ethylbenzene	100414
Toluene	108883	Xylenes	1330207
n-Butylbenzene	104518	sec-Butylbenzene	135988
n-Propylbenzene	103651	Naphthalene	91203
1,2,5-Trimethylbenzene	108678	1,2,4-Trimethylbenzene	95636
1,2,3-Trimethylbenzene	95636	Cadmium	7440439
Isopropylbenzene	98828	Lead	7439921
Benzo(a)pyrene	50328	Benzo(a)anthracene	56553
Chrysene	218019	Benzo(b)fluoranthene	205992
Fluoranthene	206440	2-Methylnaphthalene	91576
Pyrene	129000	Phenanthrene	85018

See Table 1 for a summary of soil analytical results. Groundwater was not encountered during the subsurface investigation activities.

#### **4.2 CRITERIA FOR DEFINING PROPERTY AS A FACILITY**

Based on the laboratory analytical results, the following compounds were detected above MDEQ GRCC:

Hazardous Substance	CAS #	Hazardous Substance	CAS #
Benzene	71432	1,2,3-Trimethylbenzene	95636
Ethylbenzene	100414	Xylenes	1330207
n-Butylbenzene	104518	1,2,5-Trimethylbenzene	108678
n-Propylbenzene	103651	Naphthalene	91203
1,2,4-Trimethylbenzene	95636	Cadmium	7440439
Lead	7439921		

Furthermore, anomalies were identified during a geophysical survey of the subject property, which may indicate the presence of abandoned USTs. Therefore, the subject property meets the definition of a ‘facility’ as defined by Part 201. See Table 1 for a summary of soil analytical results. Refer to Figure 3 for the locations of detections above MDEQ GRCC. Refer to Appendix B for a copy of the geophysical survey report. Groundwater was not encountered during the subsurface investigation activities.

### **4.3 IDENTIFICATION OF GENERAL LOCATIONS OF CONTAMINATION**

The known contamination was detected in the fill material and clay, which was encountered in the southern portion of the subject property to varying depths up to approximately 20-feet below ground surface. Groundwater was not encountered during the subsurface investigation at the subject property.

### **5.0 LIKELIHOOD OF OTHER CONTAMINATION**

AKT Peerless’ Phase II ESA was conducted to address the RECs identified during the Phase I ESA. Twelve soil borings were advanced on the subject property during this investigation. Soil samples were collected from the soil borings and submitted for laboratory analyses. Based on laboratory analytical results, concentrations of VOCs and metals were detected in the soil samples above the MDEQ GRCC.

In addition, a geophysical survey was completed at subject property. As a result of this survey, two strong anomalies were identified in the southwestern portion of the surveyed area. It is

unknown whether these anomalies are USTs. Test pits will be advanced to determine the origin of these anomalies as part of due care activities at the subject property.

If test pit activities reveal the presence of USTs, form EQP 4476 Notice Regarding Discarded or Abandoned Containers will be completed and submitted for the subject property. In addition, the USTs will be emptied and removed within 45 days of ownership or occupancy of the subject property as required by appropriate regulations. Based on this information, the potential exists for additional contamination to be present at the subject property.

## **6.0 ALTERNATIVE APPROACHES**

No alternative approaches are proposed.

## **7.0 CONCLUSIONS**

UrbCamCom / WSU I, LLC retained AKT Peerless through DWCPA to prepare this Category N BEA for the subject property. The purpose of the BEA is to (a) provide an independent, professional evaluation and opinion regarding existing environmental conditions associated with the subject property, and (b) maintain a liability exemption for cleanup of existing contamination.

The potential exists for USTs to be present at the subject property. As part of Due Care activities, test pits will be advanced to determine the presence of USTs. If USTs are discovered, they will be emptied and removed in accordance with applicable regulations. In addition, any contamination that is discovered as a result of USTs will be removed to meet the MDEQ GRCC.

As part of this BEA, AKT Peerless was retained to provide this information to the MDEQ demonstrating that UrbCamCom / WSU I, LLC meets the requirements for an exemption of liability for the cleanup of existing contamination under Section 20126 (1)(c). The proposed use of the subject property satisfies UrbCamCom / WSU I, LLC's obligations under Section 20107a.

The future use of the subject property will not include the use, storage, handling, or management of significant quantities of hazardous substances. This is the basis to distinguish potential future hazardous substance releases from contamination already existing on the property.

## **8.0     REFERENCES**

The following is a list of reference material not included in this document:

- Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended
- Part 213 of the Natural Resources and Environmental Protection Act, Public Act 451, of 1994, as amended
- MDEQ Remediation and Redevelopment Division Operational Memorandum #1, dated January 23, 2006
- MDEQ Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses, March 11, 1999

## **9.0     SIGNATURE PAGE**

AKT Peerless Environmental Services prepared this BEA for the Client for the property located at 4808 Cass Avenue, situated east of Cass Avenue and north of Hancock Street in Detroit, Michigan. AKT Peerless' scope of work is based on Section 20126(1)(c) of Part 201 of the Natural Resources and Environmental Protection Act (NREPA), 1994 PA 451, as amended, and MDEQ *Instructions for Preparing and Disclosing Baseline Environmental Assessments and Section 7a Compliance Analyses*, dated March 11, 1999.

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## FIGURES

## **TABLES**

**APPENDIX A**

**AKT PEERLESS' JULY 2008 PHASE I ESA**

**APPENDIX B**

**AKT PEERLESS' OCTOBER 2008 PHASE II ESA**

## **APPENDIX C**

### **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**APPENDIX D**

**PROPERTY PHOTOGRAPHS**

## **APPENDIX E**

### **AKT PEERLESS' PROFESSIONAL EXPERIENCE**

## **APPENDIX F**

### **PROPOSED DEVELOPMENT PLAN**